

7/18/16

## **PROJECT NARRATIVE**

City of Goodyear Planning Department  
Attn: Karen Craver, AICP, Planner III  
14455 West Van Buren Street, D101  
Goodyear, Arizona 85338

**RE: Dominion Self Storage  
Mountain Ranch Marketplace  
Northwest Corner of Elliott Road and San Gabriel Road  
APN # 400-03-980**

Dominion Self Storage LLC hereby requests to construct a new ground up Self Storage Facility within the master planned community of Estrella by Newland Communities. The completed project shall encompass approximately 2.03 acres and have a total of 77,168 sq. ft. of which 58,250 net sq. ft. is rentable on two above ground levels, plus a partial basement level. The facility shall offer various sizes of storage units ranging from the smallest 5ft by 5ft to the largest 10ft by 30ft. There will be approximately 496 units, 487 climate controlled and 9 non-climate controlled spaces. The proposed development is allowed in the community zoning district special use permit allowing it to proceed with the public review and comment process.

The commercial use is allowed within the Goodyear Neighborhood Residential plan, neighborhood commercial uses. It shall be a desirable and necessary development for the surrounding community. A demographic study indicates the area is under served for self-storage. Given the location of site to residential access roads, the development shall not adversely impact on the circulation system of the adjacent neighborhood. The developments operations and use shall not generate excessive noise or light. The facility's hours of operation are Monday thru Friday 9:30 am to 6:00 pm, Saturday 8:00 am to 4:30 pm and Sunday 12:00 noon to 4:00 pm. The majority of intermittent use of the facility shall be internal of property and building. Given the low parking ratio and flow of said development there is no parking lighting proposed. All lighting shall be from building and signage and shall demonstrate compliance with Article 1-4 of the Zoning Ordinance.

The developments site location contains a natural foothill topographical buffer of over 80 feet in height with the Estrella Mountain Ranch residential properties to its Northwest with said properties being approximately ¼ mile away. The developments property size is consistent with like developments for designed site improvements. The building design shall be consistent in scale, color, materials and charter with the Mountain Ranch Marketplace and Banner Health developments.